

## **LAND BOARD AGENDA ITEM**

**May 21, 2007**

### **RED LODGE LAND BANKING PARCEL SALE #201**

**Proposal:** Set the minimum bid on Land Banking Sale #201, near Red Lodge, MT.

**Acres:** Approximately 295

**Nominated by:** Lessee

**Beneficiary:** Common Schools

**Background:** In April 2006, the Board gave preliminary approval to Sale #201 an isolated parcel nominated by the lessee, to continue through the Land Banking sales evaluation process. DNRC has been working with FWP and the lessee regarding wildlife concerns expressed by FWP. These concerns were analyzed in the EA through a wildlife assessment conducted by a DNRC Wildlife Biologist. It was found that the sale of the tract would not have a significant impact on wildlife because other adjoining lands are developing, degrading its wildlife value and that the property did not receive heavy wildlife use.

Recently, the lessee has been in discussions with the Montana Land Reliance regarding the placement of a conservation easement on the State land, if successfully purchased.

If the lessee decides not to donate a conservation easement, or someone other than the lessee purchases the property, there is a low likelihood of this parcel being developed. This is due to the difficulty in obtaining the two routes of ingress/egress to the parcel required by the county for subdivision purposes

**Process:** A cultural resource inventory and property appraisal has been conducted on the property. The property appraisal was conducted by Janet Urlacher of Ranch Appraisal Associates, LLC in Billings.

Appraised value without access: \$2,957.50/acre

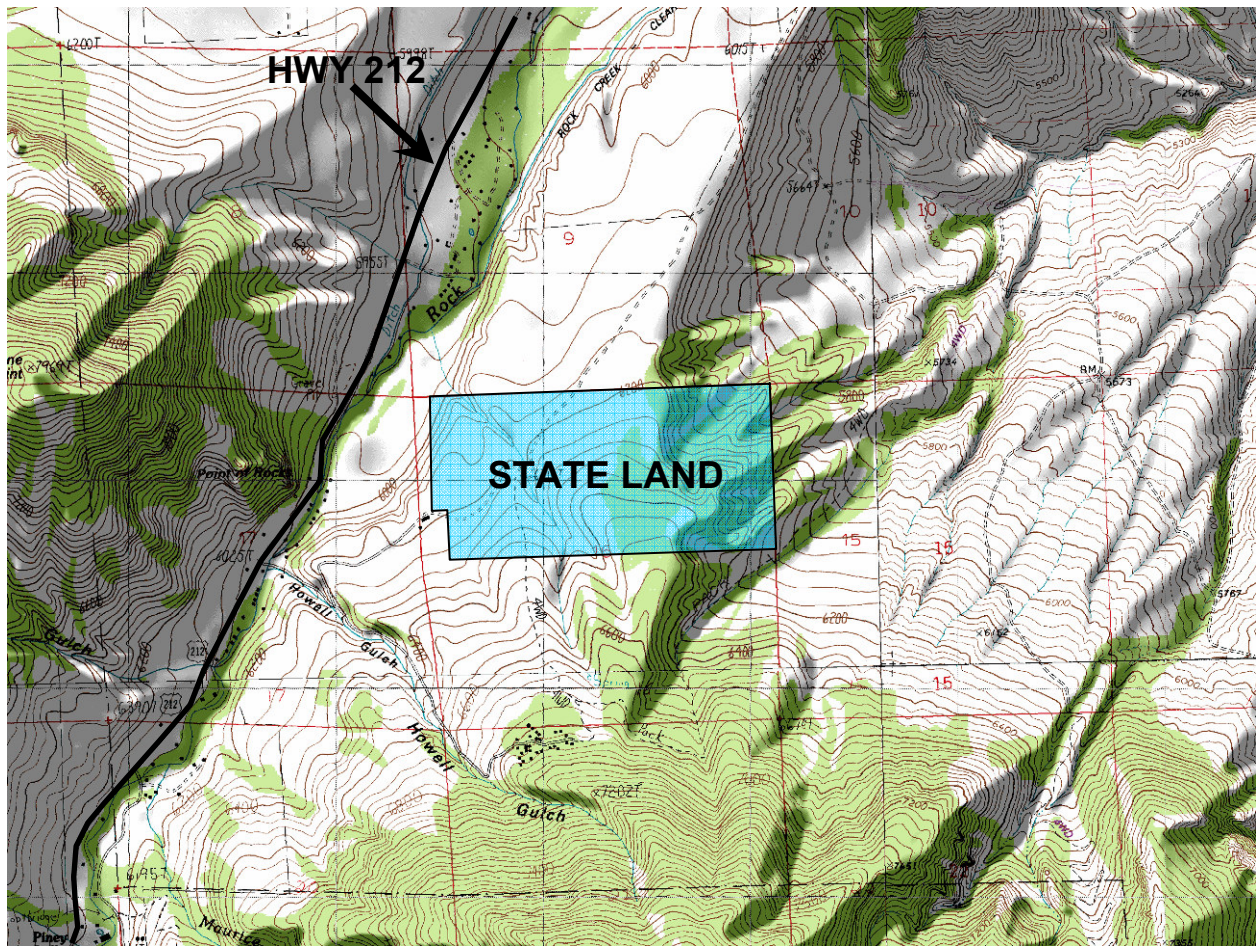
Appraised value with access: \$4,550/acre

**Notices:** Setting the minimum bid amount for this parcel allows DNRC to notify the lessee, beneficiary, surrounding landowners, and agencies required by rule (FWP, MDT, and DEQ) that the parcel will be offered for sale. Subsequent to required notification, DNRC can advertise the parcel for sale.

**Agency Recommendation:**

The Director recommends setting the minimum bid at the appraised value with access (\$4,550 per acre or \$1,342,250) which is consistent with all previous isolated land banking parcels nominated for sale.

**Attachment B – Property Map**





# Land Banking Sale # 201 Area Map

